

RFP 14-2  
4350 La Sierra Avenue  
Issued June 18, 2014

Addendum #4

**Questions Received as of June 18, 2014**

Questions 1-2 can be found on Addendum #2

Questions 3-4 can be found on Addendum #3

at:

<http://www.riversideca.gov/housing/rfp-opportunities.asp>

**5. Are there Housing Authority, City or Successor Agency resources available to subsidize the project?**

See response to Question 4, on Addendum #4 to this RFP.

**6. Under what conditions can senior housing be constructed on the parcel?**

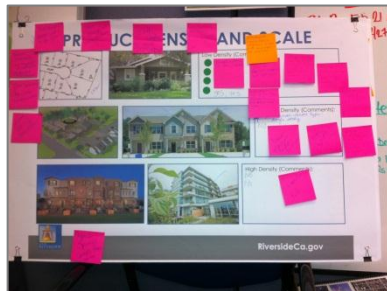
A development proposal for an age restricted development would not be consistent with the Project Vision of the RFP as stated in Section 1, and therefore would be deemed non-responsive as stated in the Scoring Criteria section of the RFP.

In order for senior housing to be constructed on this site, the property would need to be purchased from the Housing Authority at full market value and would receive zero subsidies from the Housing Authority.

## 7. Describe the community meetings that were held and the process by which the RFP was drafted.

On January 30<sup>th</sup> 2014 the following boards were shown to the community members present at that meeting to illustrate various design/site configuration concepts and to encourage comments from the community regarding the type of development most preferable to them. Using comments from the January 30<sup>th</sup> meeting, staff drafted the RFP and returned to the Community on April 3<sup>rd</sup> to learn whether the Community's comments and concerns had been interpreted correctly and were accurately expressed in the DRAFT RFP. Generally, the Community believed their comments had been incorporate into the RFP and specifically, as Attachment D to the RFP.

### Product Density & Scale



- Low Density:  
eg. Single Family Subdivision
- Medium Density:  
e.g. Planned Unit Development
- High Density:  
Multi-Story Apartments

### Site Design Concepts



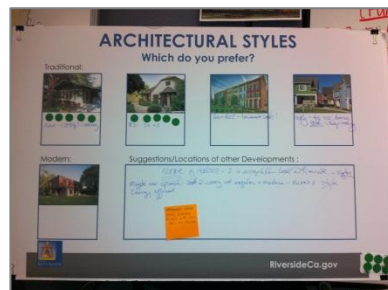
- Bungalow Court, emphasis useable porches and heavily landscaped pedestrian walkways along a main spine road or path
- Typical Suburban Subdivision
- Pocket Neighborhood:  
Shared front or rear yards clustered around a common amenity to encourage interaction between neighbors

### Property Amenities



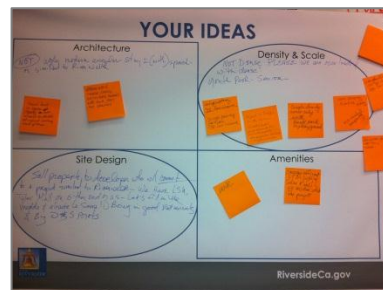
- Green Building: LED Lighting; Solar Panels; Electric Car Charger; Nucleus Appliances; Energy Efficient Water Heaters
- Active Living: community garden; enclosed bicycle racks/storage; play grounds; landscaped walking paths
- Resident Services: after school programs; internet access/computer rooms

### Architectural Style



- Samples of Architectural Styles: Traditional or Modern

### Your Ideas



- Opportunity to provide ideas not illustrated

